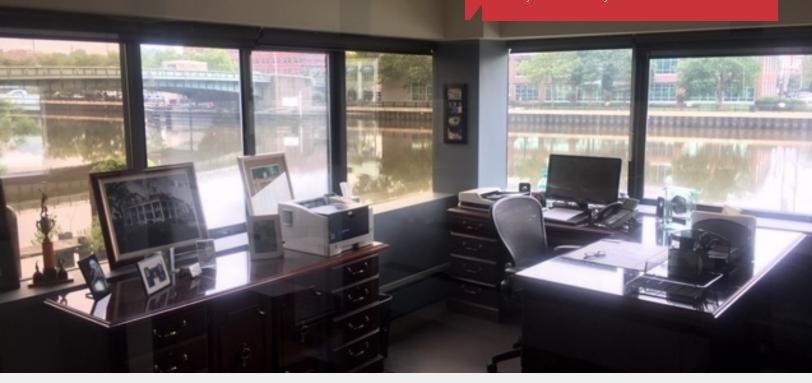


+/-2,500 - 3,844 SF

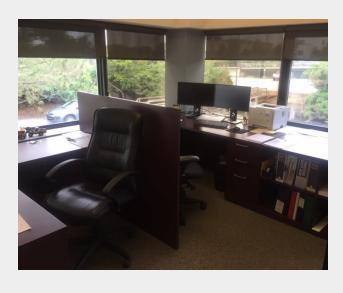


Riverfront Wilmington Sublease With Great Views!

307 A Street, Wilmington, Delaware 19801

Property Features

- Lots of windows provide view of Christina River and Wilmington skyline!
- +/- 2,500 3,844 SF
- Elevator served
- On-site parking
- Easy walk to Joseph R. Biden, Jr. Railroad Station
- Access to Riverfront Wilmington amenities
- Easy access to I-95 and I-495
- Currently configured with 6 offices, conference room, workstation areas, large kitchen, large open room
- Price: \$15 PSF per month net of janitorial. Electric included!



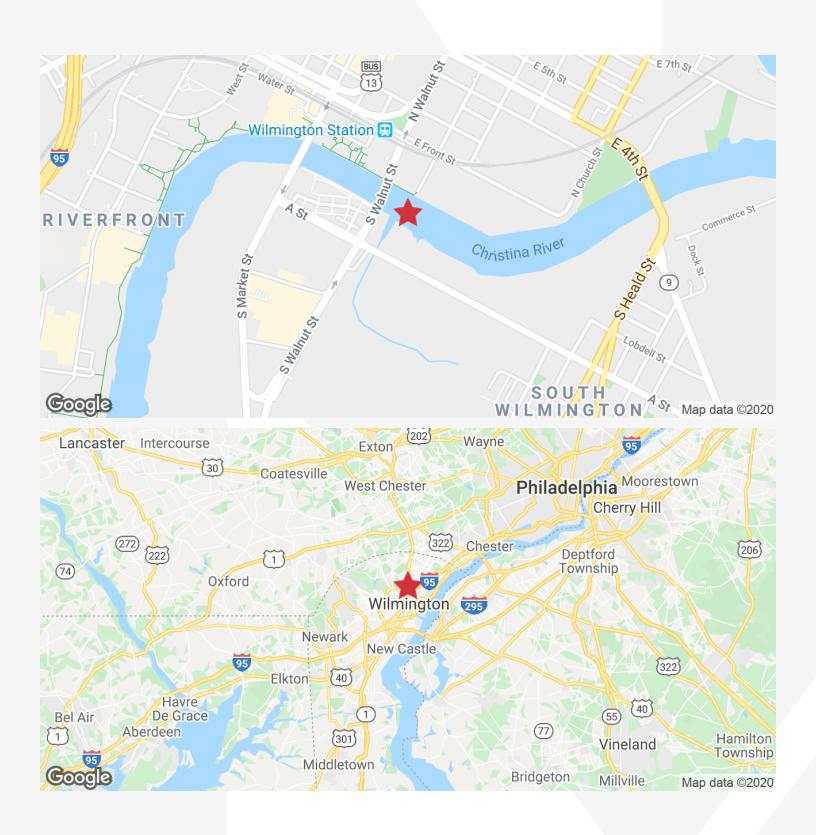
For more information:

Jon Hickey

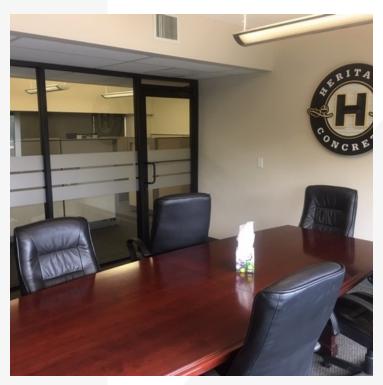
302 322 9500 • C: 302 438 0767 • jonhickey@emoryhill.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc 10 Corporate Circle, New Castle, DE 19720 302 322 9500







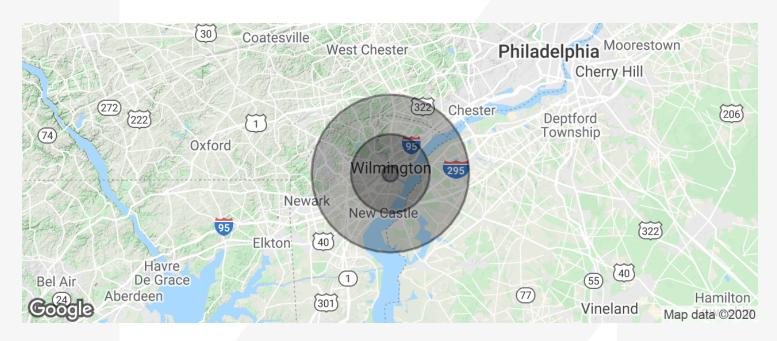












POPULATION	1 MILE	5 MILES	10 MILES
Total population	13,854	203,093	455,025
Median age	35.0	37.3	39.1
Median age (Male)	32.4	35.8	37.5
Median age (Female)	36.5	38.7	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 5,756	5 MILES 80,247	10 MILES 179,936
Total households	5,756	80,247	179,936

^{*} Demographic data derived from 2010 US Census